

A.L.T.A. / N.S.P.S. SURVEY

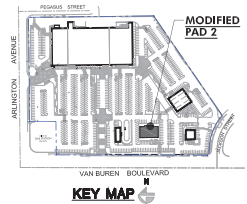
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**McKently
Malak
ARCHITECTS**
35 Hugue Alley, Suite 200
Pasadena California 91103-3548
TEL 626 585 6844 FAX 626 585 6867

A PROJECT FOR:



133 PENN STREET
EL SEGUNDO, CALIFORNIA 90245
TEL 310-807-3375



PHASE 2
Arlington @ Van Buren Plaza
6161 Van Buren Blvd.
SEC Van Buren Blvd. & Arlington Ave.
Riverside, California 92503

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
01	02.12.2021	DESIGN REVIEW SUBMITTAL-PHASE 2
02	03.29.2021	DESIGN REVIEW RESUBMITTAL-PHASE 2

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JOB NUMBER: 20055MMA
DRAWN BY: CR CHECKED BY: H.M.
DATE: 03.23.2021
SHEET DESCRIPTION:

ALTA/NSPS SURVEY
(FOR REFERENCE ONLY)

SHEET NUMBER:

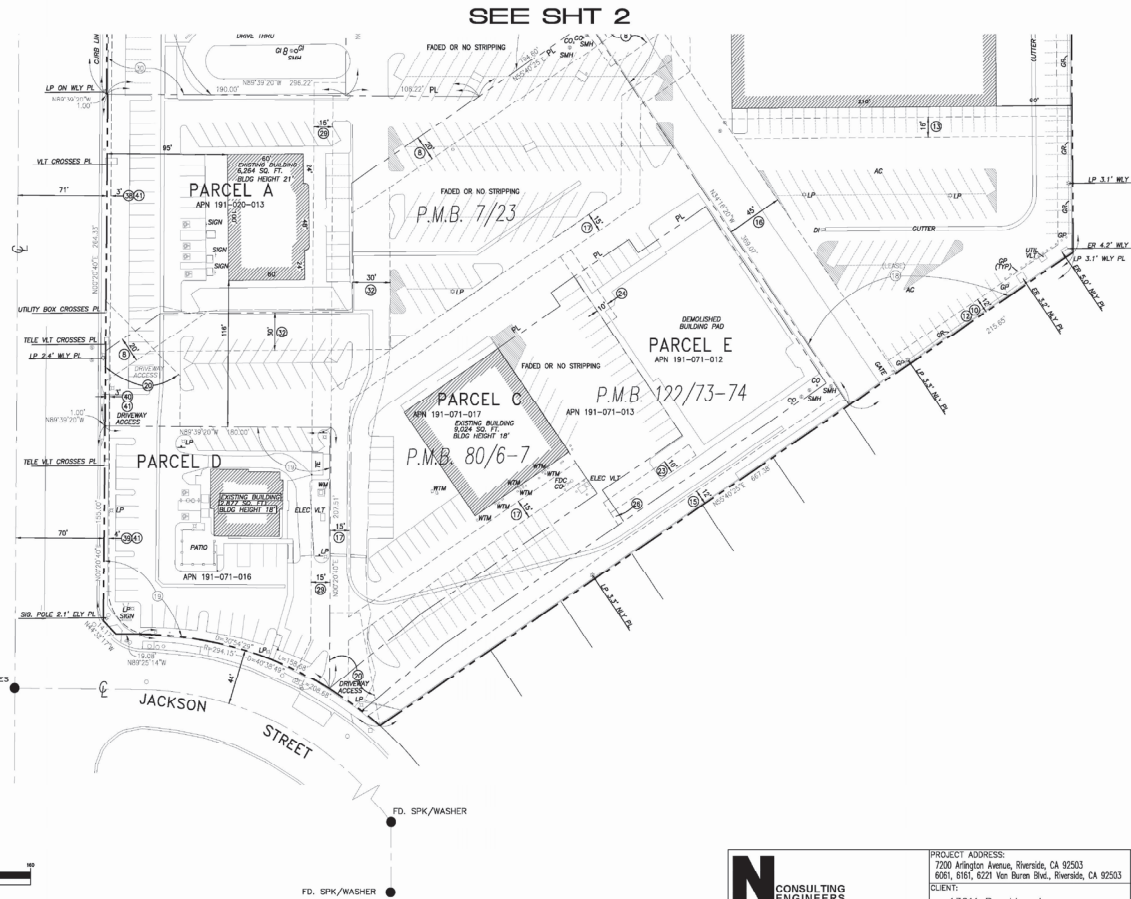
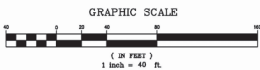
C-03

BASED ON SCHEME SP-16

LEGEND



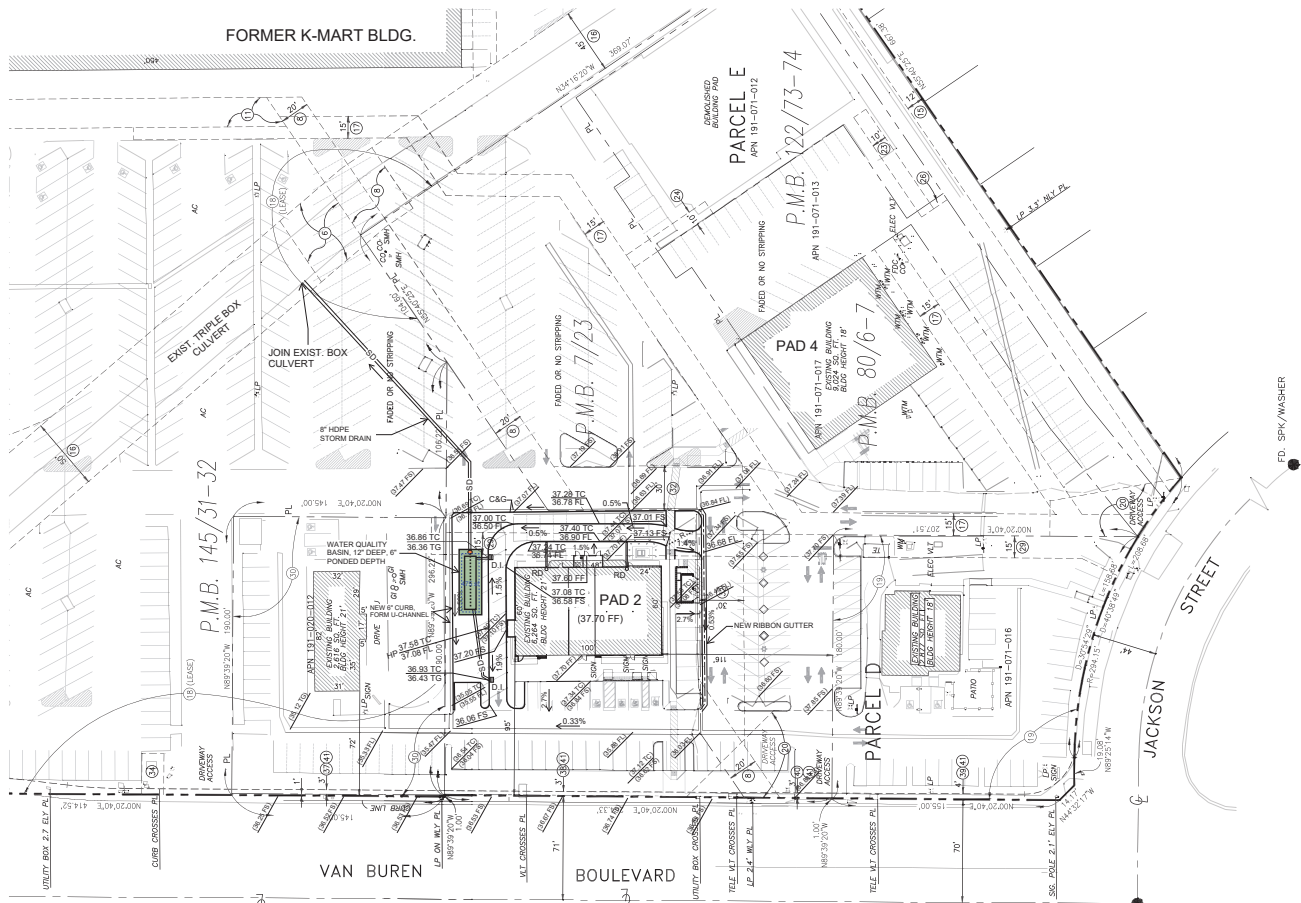
SMH - SEWER MANHOLE
OI - DEGRADE INTERSECTOR
FH - FIRE HYDRANT
TE - TRASH ENCLOSURE
WM - WATER METER
WV - WATER VALVE
DI - DRAIN INLET
BO - WATER BLOW OFF
LP - LIGHT POLE
FDC - FIRE DEPARTMENT CONNECTION
DW - DRIVEWAY
VLT - VAULT
PS - PULLBOX
TELE - TELEPHONE
SOD - SEWER CLEANOUT
ELEC - ELECTRICAL
AC - ASPHALT CONCRETE
GP - GUARD POST
TYP - TYPICAL
PL - PROPERTY LINE



N CONSULTING ENGINEERS
4 Park Plaza, Suite 1700
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulting.com

PROJECT ADDRESS:
7200 Arlington Avenue, Riverside, CA 92503
6201, 6101, 6221 Van Buren Blvd., Riverside, CA 92503
CLIENT:
13011 Brookhurst
SITE:
APN(s): 191-020-011, -012, -013, Riverside, CA 92503
191-071 -012, -013, -015, -017 Riverside, CA 92503
TITLE:
ORDER NO. 18000110002
STEWART TITLE
SCALE: AT D
DRAWN: C.W.
CHECKED: REC
NEW: 3 OF 3

FOR REFERENCE ONLY



LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 22, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN: 191-020-013

FLOOD ZONE:

THE PROPERTY LIES WITHIN ZONE "X", OF THE FLOOD INSURANCE RATE MAP 0606507050 BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.

BASIS OF BEARINGS:

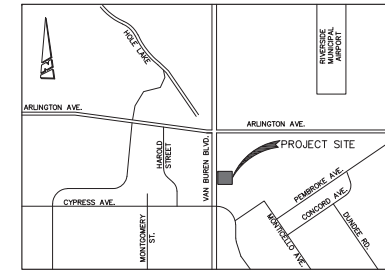
BEARINGS AND DISTANCES SHOWN HEREON ARE FROM CENTERLINE OF VAN BUREN BLVD, PER PARCEL MAP 21533 PARCEL MAP BOOK 7 PAGE(S) 22 BEING NOTED 40'E.

BENCHMARK:

POINT ID: 03-V3
ELEVATION: 732.818
DATE LVED: 1997
DATING: 1929 ADJUSTMENT YEAR: 1971
DESCRIPTION: P.K. NAIL IN THE NORTHERLY CURB OF ARLINGTON AVENUE APPROXIMATELY 9 FEET EASTERLY OF THE CENTERLINE OF HAROLD STREET PRODUCED, SET AND ADJUSTED AS PART OF THE JOJO/PENNY PROJECT.

PRELIMINARY EARTHWORK VOLUMES

CUT= 100 CY
FILL= 25 CY
EXPORT= 75 CY



VICINITY MAP

SCALE: 1"=120'

EXISTING EASEMENTS

○ INDICATES ITEM PLOTTED HEREON.
BASED ON AIA PREPARED BY N CONSULTANT ENGINEERS, ON AUGUST 7, 2020

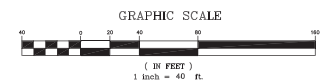
② AN EASEMENT FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES, GAS PIPELINES, SEWER LINES AND STORM DRAINS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 14, 1972 AS INSTRUMENT NO. 165116 OF OFFICIAL RECORDS, AFFECTS AS SHOWN THEREIN.

③ AN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 27, 1987 AS INSTRUMENT NO. 84786 OF OFFICIAL RECORDS, AFFECTS AS SHOWN THEREIN.

TERMS AND PROVISIONS OF A LEASE EXECUTED BY K MART CORPORATION, A MICHIGAN CORPORATION, AS LESSOR, AND KFC NATIONAL MANAGEMENT COMPANY, A DELAWARE CORPORATION, AS LESSEE AS DISCLOSED BY AN INSTRUMENT RECORDED OCTOBER 5, 1987 AS INSTRUMENT NO. 87-288464 OF OFFICIAL RECORDS, THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. THE LESSEE'S INTEREST, UNDER SAID LEASE, HAS BEEN ASSIGNED TO GREAT AMERICAN CHICKEN CORP., INC., A CALIFORNIA CORPORATION, BY ASSIGNMENT, RECORDED APRIL 25, 2012 AS INSTRUMENT NO. 12-187411 OF OFFICIAL RECORDS.

④ TERMS AND PROVISIONS OF A LEASE EXECUTED BY K MART CORPORATION, A MICHIGAN CORPORATION, AS LESSOR, AND KFC NATIONAL MANAGEMENT COMPANY, A DELAWARE CORPORATION, AS LESSEE AS DISCLOSED BY AN INSTRUMENT RECORDED OCTOBER 5, 1987 AS INSTRUMENT NO. 87-288464 OF OFFICIAL RECORDS, THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. THE LESSEE'S INTEREST, UNDER SAID LEASE, HAS BEEN ASSIGNED TO GREAT AMERICAN CHICKEN CORP., INC., A CALIFORNIA CORPORATION, BY ASSIGNMENT, RECORDED APRIL 25, 2012 AS INSTRUMENT NO. 12-187411 OF OFFICIAL RECORDS.

⑤ AN EASEMENT AFFECTING SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE IN FAVOR OF CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, FOR SLOPE, PUBLIC STREET AND HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS, CASE NO. RCD0084, SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 26, 2011 AS INSTRUMENT NO. 11-23324 OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND.



160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

JORC
Engineering, Inc.
Civil Engineering/Lead Surveying/Lead Planning

NO.	REVISION	DATE

RIVERSIDE PLAZA PHASE 2 / PAD 2
SEC VAN BUREN BLVD & ARLINGTON AVE
RIVERSIDE, CA 92503
PRELIMINARY GRADING PLAN

PROJECT: **RIVERSIDE PLAZA PHASE 2 / PAD 2**
DATE: **03/23/21**
CHECKED: **RS** DRAWN: **YH**
DRAWING FILE: **184070001.PAD2**

PROJECT NO.: **18-407**
SHEET NUMBER:
1

OF 1 SHEETS

SCALE: **AS NOTED**